002.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,200 / 880,200
					USE VALUE:	880,200 / 880,200
					ASSESSED:	880,200 / 880,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130	-130A	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAN TWIGGY G
Owner 2:	TIPTON BRYAN
Owner 3:	
Street 1:	3613 21ST AVE N
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	VA Cntry: Own Occ: N
Postal:	22207 Type:

PREVIOUS OWNER

Owner 1:	VASILIADIS CHRISTINE M -
Owner 2:	VASILIADIS VASILIOS PETER -
Street 1:	114 WILMINGTON ROAD
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2042 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	448,200		432,000	880,200
Total Card	0.092	448,200		432,000	880,200
Total Parcel	0.092	448,200		432,000	880,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.05 | /Parcel: 431.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 1571
GIS Ref:
GIS Ref:
Insp Date: 08/25/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	448,200	0	4,000.	432,000	880,200	880,200	Year End Roll	12/18/2019
2019	104	FV	348,900	0	4,000.	459,000	807,900	807,900	Year End Roll	1/3/2019
2018	104	FV	348,900	0	4,000.	334,800	683,700	683,700	Year End Roll	12/20/2017
2017	104	FV	327,600	0	4,000.	291,600	619,200	619,200	Year End Roll	1/3/2017
2016	104	FV	327,600	0	4,000.	248,400	576,000	576,000	Year End	1/4/2016
2015	104	FV	292,400	0	4,000.	243,000	535,400	535,400	Year End Roll	12/11/2014
2014	104	FV	289,600	0	4,000.	199,800	489,400	489,400	Year End Roll	12/16/2013
2013	104	FV	301,300	0	4,000.	190,100	491,400	491,400		12/13/2012

!157!

PRINT

Date	Time
12/10/20	16:01:17

LAST REV

Date	Time
02/09/18	10:30:29

mmcmakin

PAT ACCT. 157

USER DEFINED

Prior Id # 1:	1571
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VASILIADIS CHRI	49376-49		5/1/2007	Change>Sale	520,000	No	No		
VASILIDIS PETER	25941-51		1/2/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2014	275	Redo Kit	7,000					
11/14/2012	1481	Manual	9,000	C				
11/14/2012	1480	Manual	9,000	C				
10/9/2007	909	Inter Fi	22,000			G9	GR FY09	structural work to
6/29/2007	512	Redo Bat	25,000			G9	GR FY09	
11/14/2006	985	Re-Roof	11,600					RE-BUILD CHIMNEY G
1/9/1995	10	Manual	500					REPLACE GIRDER

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2018	Mail Update	MM	Mary M
8/25/2017	MEAS&NOTICE	HS	Hanne S
6/12/2014	External Ins	PC	PHIL C
5/1/2013	Info Fm Prmt	EMK	Ellen K
5/1/2013	Info Fm Prmt	EMK	Ellen K
3/22/2012	Inspected	BR	B Rossignol
1/30/2009	Meas/Inspect	345	PATRIOT
12/4/2008	MLS	MM	Mary M
7/24/2007	MLS	HC	Helen Chinal

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.16420174
Const Adj.:	0.99989998
Adj $ / SQ:	197.895
Other Features:	114321
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609032
Depreciation:	160785
Depreciated Total:	448248

COMMENTS

SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

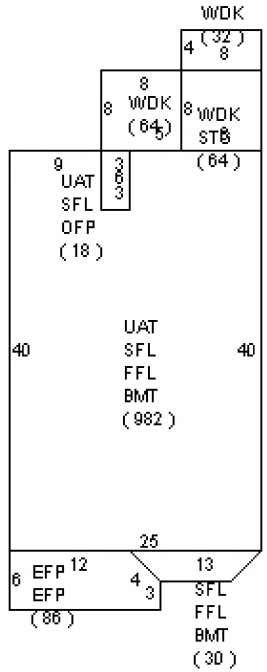
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	197.89
Special Features:	0	Val/Su Net:	120.55
Final Total:	448200	Val/Su SzAd	219.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,030	197.890	203,831
BMT	Basement	1,012	59.370	60,081
FFL	First Floor	1,012	197.890	200,269
UAT	Upper Attic	250	79.160	19,789
EFP	Enclos Porch	172	43.050	7,404
WDK	Deck	160	12.250	1,960
STG	Storage	64	9.120	584
OFP	Open Porch	18	44.000	792
	Net Sketched Area:	3,718	Total:	494,710

Size Ad	2042	Gross Are	4468	FinArea	2042

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	